

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 22, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of August 8, 2008**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. Memorandum to the Board of Supervisors and Nomination of Planning Commission Representative to FAST (Continued from August 8, 2008)
 (Murphy)**

On August 8, 2008, at the request of the Planning Commission and as part of the Department of Planning and Land Use Director's Report, staff presented a status report on the development of the draft County Vegetation Management Plan Proposal. At the conclusion of the Director's Report, several speakers raised concerns with the process and overall direction of the plan proposal. In response, the Planning Commission directed staff to summarize the issues that were discussed at the hearing into a memorandum that would be forwarded to the Board of Supervisors for consideration. Staff was directed to provide a draft of the memorandum for Planning Commission review and approval at their regularly scheduled hearing on August 22, 2008. It was also discussed by the

Planning Commission that they consider appointing a representative to attend the Forest Area Safety Task Force, which is the stakeholder group that is currently reviewing and providing input on the draft County Vegetation Management Plan Proposal. Action on this consideration is also to be decided on August 22nd

2. **Paseo Arbolado Major Subdivision (6 Condominium Units); TM 5406RPL², San Dieguito Community Planning Area (Slovick, Sinsay)**

The proposed project is a one-lot subdivision of 2.08 acres for six detached condominium units in the San Dieguito Community Planning Area within the unincorporated portion of San Diego County. The project will be accessed via a private driveway from Camino Selva. The condominiums will be limited in height to 35 feet and a maximum of two stories. Each unit will contain an attached two car garage. Two additional guest parking stalls and one ADA compliant handicapped space will be provided onsite. The project will be served by the Rancho Santa Fe Community Services District and Santa Fe Irrigation District. The project site is subject to the (4) and (6) Residential Land Use Designations of the San Dieguito Community Plan. The project site is subject to the RS3, Single Family Residential, and RU7, Urban Residential Use Regulations, which allows for a maximum density of 7.26 dwelling units per net acre.

3. **Palomar College General Plan Conformance (Stephenson, Campos)**

The Palomar Community College District (District) prepared a Final Environmental Impact Report (EIR) for the proposed Palomar Community College North Education Center in Fallbrook, California (Project). The Final EIR was certified by the District on July 8, 2008. The project is located in the community of Fallbrook, northeast of the intersection of State Route 76 and Interstate 15, and to the south of Pala Mesa Heights Drive. The purpose of the project is to provide secondary education to approximately 8,500 students.

Pursuant to Section 65402(c) of the 2008 Government Code, Division 1 Planning and Zoning, a local agency shall not acquire nor dispose of real property nor construct a public building or structure in a county or city with an applicable General Plan until the location, purpose, and extent of such acquisition, disposal, or public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to the conformity with the General Plan. The County Administrative Code Section 391 identifies the Planning Commission as the "Planning Agency" designated to report on General Plan conformance. The District, as the local agency, requested that the County review the Project's conformity with the County General Plan on July 28, 2008. The County is obligated to respond to the request for a conformance finding within 40 days of receipt of the request.

Administrative Agenda Items**F. Director's Report**

- Results from the Board of Supervisor' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson).

G. Report on actions of Planning Commission's Subcommittees.**H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

- There are no Board of Supervisor hearings scheduled prior to the September 5, 2008 Planning Commission Meeting

I. Discussion of correspondence received by Planning Commission.**J. Scheduled Meetings.**

September 5, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 19, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 3, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 17, 2008	<u>Planning Commission Hearing, 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 31, 2008	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information"

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.